



**City of Radford Planning Commission Agenda  
March 21, 2016 at 5:30 p.m.  
10 Robertson St., Radford, VA**

**5:30 – Regular Meeting**

**Call to order by the Chairperson**

**Roll Call**

**Determination of a quorum**

**Approval of Agenda**

**Approval of Minutes:** February 17, 2016

**Staff Reports**

**Public Addresses**

**New Business:**

1. Consider scheduling a public hearing for a Special Use Permit Request from East Radford Development Corporation, located at 702 & 704 East Main Street, Radford.

**Discussion**

1. Comprehensive Plan Update

**Planning Commission Member Comments**

**Adjournment**

***Future Meetings:  
Monday, April 18, 2016  
Monday, May 16, 2016***

**Radford Planning Commission  
Wednesday, February 17, 2016  
Municipal Building**

**Members Present:** Mr. Armentrout, Mr. Gilmore, Dr. Pearce, Mr. Shelor, Mr. Nicholson, Mr. Watson and Mr. Howard

**Absent** -- none

**Others Present:** Melissa Skelton, City Staff

Mr. Howard called the meeting to order at 5:31 P.M. A quorum was present.

**Approval of Minutes:**

**January 4, 2015, 2015**

Minutes were recommended for approval by Mr. Gilmore, seconded by Mr. Shelor

*Voting Yes:* Mr. Gilmore, Mr. Nicholson, Dr. Pearce, Mr. Shelor, Mr. Watson and Mr. Howard

*Voting No:*

*Abstain:* Mr. Armentrout

**Staff Report:**

Comments deferred to subsequent discussion.

**Public Address:**

None present.

**Old Business:**

***Comprehensive Plan Update:***

Mr. Burton from the NRVRC attended to provide an update to the comprehensive plan. Draft goals, objectives, and policies have been provided to the commissioners for review. Any comments should be provided directly to Mr. Burton.

A set of statistics was provided in a handout that will be included in the indicators. An electronic version will be provided as well. They include population trends, demographics, income distribution, tourism, sales, and others. There are also data about building permit activity and university population over the past 5-6 years. The historical narrative was also distributed. It was prepared by Scott Gardiner.

Urban development areas also have to be integrated into the comprehensive plan to be eligible for various external sources of funding, and these will be integrated into future map revisions.

Mr. Nicholson indicated that there are adjacent areas not depicted in the map, despite many efforts over the years to coordinate planning with our neighbors. Radford is represented essentially as an island, although we need to be aware of and consider possible synergies with our surrounding neighbors. Including this information in our comprehensive plan will allow us to make better planning and development decisions. Mr. Burton mentioned that there will be mention of joint plan reviews happening with Montgomery County in the final plans. It would be helpful to specifically indicate what is known about adjoining jurisdictions in the plan.

The residential conservation area may require some clarification. Some areas indicated as such are actually under conservation easements, whereas others are not. These others may have been zoned within the conservation district due to topography or other reasons.

With regard to the statistics provided, one issue is the question of income on page 9. The numbers spike considerably for 2006. Mr. Nicholson speculated that this might be due to the way in which taxes received from Fairlawn businesses are collected and later refunded, but we don't know for sure. Another is the size of the student population on page 3. The university population spans two different age categories, and so it is difficult to see the population distinctly. This number could be estimated by removing the known population of students in the high school. One area in which this is significant is on the City of Radford Income Distribution. Two sets of data are represented – households and families – but these can differ significantly in university communities where students may live together in households. This makes Radford unique compared to similar communities elsewhere. If nothing else, we should note this issue in the report as something warranting further investigation. Radford Transit has some of this information in their planning study from 2009, and the university also has this data. However, number of students enrolled is not necessarily the same as the number of students living in Radford. Students may be enrolled but live elsewhere.

Another issue is with respect to taxable land. We typically say that 44% of land area in Radford is non-taxable, and often people believe that is only the university. However, significant portions of this area are also city-owned, schools, parks, and churches. It would be good to highlight this distinction in the plan.

Mr. Gilmore asked about what was included in the term New River Valley, and this was clarified. The commission would like to note this explicitly in the plan to alleviate confusion.

Relevant issues need to be identified by the planning commission and warrant a separate working meeting to discuss before our comments are due. The planning commission set a meeting for 5:30 pm on March 2 to review the land use plan. We agreed to provide written comments to Ms. Skelton and Mr. Burton no later than March 4.

#### ***Update of East Gate Townhouse development:***

This is the special use permit requested for a townhouse development on East Main Street. The review and approval is in process for this permit. Part of the process included our review of the preliminary site plan. The approved site plan incorporates all concerns initially identified by the planning commission.

The timeline on this project included a year to provide all information required for the special use permit. The developer has met that deadline. There is an additional deadline (12-18 months) to obtain a building permit for the development following 60 days for approval, and another 12-18 months to start the building covered by the building permit. If any of these deadlines are not met, the special use permit expires.

### **NEW BUSINESS**

#### ***Update from City Attorney on Micro-brewery Ordinance***

One issue is the official definition of different types of development of this nature. Localities can not regulate manufacturing facilities that are issued licenses issued by the ABC. There is some ambiguity about the differences between micro-breweries, craft breweries, with/without restaurants, and others. There is a distinction between agricultural districts that include things like wineries, versus the category of developments known as breweries where raw products are not grown on site.

A brewery is defined by the state a facility that produces more than 15,000 barrels of product each year. Smaller facilities (micro-distilleries, micro-breweries, nano-distilleries, etc.) are not defined at the state level. Officially, anything less than 15,000 barrels is a limited brewery, but the state continually is refining its definitions. Therefore it is difficult to reference state definitions for local ordinances. Specific definitions have typically been developed at the local level.

Typical definitions that fall within the state's defined category of limited brewery include:

- A microbrewery is a brewing facility that produces less than 15,000 barrels per year.
- A brewpub is a microbrewery with a restaurant.
- A tasting room sells product and provides very limited tasting but does not sell food or alcohol for consumption on premises.

We want to determine a way to allow smaller enterprises to locate in business/commercial (B-2 or B-3) districts. Note that Mixed Use (MU) requires adherence to B-2 zoning so is also included in this provision. We already allow these kinds of enterprises in manufacturing districts with our existing zoning, by default. We could add it as a by-right use when we modify the zoning ordinance.

Ms. Skelton recommended that we use state definitions and keep things simple. The size of parcels in our business zones, along with other legal issues, will self-limit the size of limited breweries that can be developed in these areas anyway. The commission indicated that we would like to minimize limitations placed on these kinds of developments within business/commercial zones in the city.

The consensus is that we would like to use the state definitions defining two categories (brewery/limited brewery), and we would allow by-right the ability to locate a brewery in a manufacturing district, and a limited brewery in B-2, B-3, and MU zones.

We would also like to develop similar considerations to permit distilleries and wineries. The city attorney will prepare a draft that includes not only breweries/limited breweries but also wineries and distilleries for our review.

#### **Commission Members Comments:**

Dr. Pearce – It is delightful that we are being progressive and welcoming new kinds of businesses to our town.

Mr. Shelor – none

Mr. Armentrout – none

Mr. Howard – none

Mr. Nicholson – Some legislation has recently been passed with respect to proffers and special use permits. We need to remain conscious of what the General Assembly (GA) is doing with regard to proffers and ensure that we are congruent with their policy. The GA is focusing mainly on cash proffers, whereas we are focused on proffers that guide the way in which development occurs. We also still have a dilemma with respect to special use permits, and this issue needs to be shared with council. Minutes from boards and commissions will be forwarded to council, so this kind of information can be forwarded through that path.

Mr. Watson – none

Mr. Gilmore – none

A motion was made by Mr. Watson to adjourn the meeting at 7:02 pm, seconded by Mr. Gilmore.

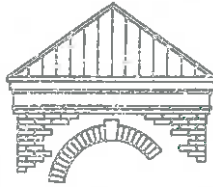
*Voting Yes:* Mr. Armentrout, Mr. Gilmore, Mr. Nicholson, Dr. Pearce, Mr. Shelor, Mr. Watson and Mr. Howard

*Voting No:*

*Abstain:*

Submitted by: A. Pearce, Secretary

Date: 17 Feb 2016



**PRICE • WILLIAMS**  
*Builders Developers Property Managers*

Melissa Skelton, Zone Administrator

March 1, 2016

City of Radford

10 Robertson Street

Radford, VA 24141

Dear Melissa,

Please accept this letter as our formal request to apply for a Special Use Permit which would allow residential dwellings above the main floor of our two properties located at 702 and 704/708 East Main Street. This location is currently zoned B-2. It is our intent to demolish and remove these buildings and construct a mixed use commercial center containing an interior parking facility, main level commercial spaces and residential dwellings on the upper floors.

Attached please find our completed application for a Special Use Permit, six copies each of two conceptual plans depicting possible development scenarios, a list of the adjacent property owners with addresses, and a check in the amount of \$1,000.00 to defray the City's cost in processing this application.

We believe our request is necessary in order to develop the property to its fullest potential. Thank you for your consideration and we look forward to a favorable response.

Sincerely,

East Radford Development Corporation

Jeffery M. Price

Mark F. Williams

# CITY OF RADFORD

## APPLICATION FOR SPECIAL USE PERMIT

Date: March 1, 2016

**Note:**

A fee of \$1000.00 is to be submitted along with this application.

1- Legal Owner(s) of property requested for Special Use Permit:

East Radford Development Corp.  
c/o Mark Williams or Jeff Price  
a) Mailing Address: 600 East Main Street Suite H  
Radford, VA 24141  
b) Phone Number: 540-639-3027  
c) Fax Number: 540-639-4155  
d) Email: MWILLIAMS@PRICEWILLIAMSREALTY.COM

2- Location of Property:

a) Address: 702 & 704 East Main Street Radford VA 24141  
b) Subdivision: Western Portion - SEC 22 - Map of Plan "A" Radford Development company  
c) Official Tax Parcel Number: 2 ((1)) - 3 & 2 ((1)) - 3A

3- Agent Information (if applicable):

a) Name of Main Contact: N/A  
b) Mailing Address: \_\_\_\_\_  
c) Phone Number: \_\_\_\_\_  
d) Fax Number: \_\_\_\_\_  
e) Email: \_\_\_\_\_

4- Characteristics of Property:

a) Size (acreage): 1.32 acres  
b) Deed Restrictions: None  
c) Present Zoning: B-2

5- Use Classification:

a) Present Use: Vacant/Abandoned Restaurant/Vacant/Abandoned commercial laundry/parking  
b) Proposed Special Use: To allow residential above main level

6- Reason(s) for Special Use Permit Request (including proposed use):

Mixed use commercial on East Main level with  
Basement level parking & residential dwelling  
above the commercial level

I certify the information supplied on this application and on the attachments (maps, lists of adjoining property owners and other relevant information provided) is accurate and true to the best of my knowledge.

Signature of Owner: [Signature]  
Signature of Agent: [Signature]  
(if applicable)

Received by: [Signature]  
City Agent

Date: 3/1/16

Date sent to the Planning Commission: 3/2/16

Adjacent Property Owners

SOUTHWEST – City of Radford, 10 Robertson Street Radford, VA 24141

SOUTHEAST – Radford University, 801 E Main St, Radford, VA 24142

NORTHEAST – Norfolk Southern Corp., 1010 E Main St, Radford, VA 24141

NORTHWEST – City of Radford, 10 Robertson Street Radford, VA 24141





